



Memorandum

TO: COYOTE VALLEY SPECIFIC
PLAN TASK FORCE

FROM: Sal Yakubu

SUBJECT: SUMMARY OF TECHNICAL
ADVISORY COMMITTEE (TAC)
MEETING HELD ON 8/19/04

DATE: August 27, 2004

Approved

Date

Technical Advisory Committee Members Present:

Kyle Simpson (Greenbelt Alliance), David Bischoff (City of Morgan Hill), Bill Shoe (Santa Clara County), Beverly Bryant (HBANC), Mike Griffis (County Roads and Airports), Dunia Noel (LAFCO), Carolyn McKennan (Morgan Hill Unified School District), Dawn Cameron (County Roads and Airports), Vivian Smith (Saint Louise Regional Hospital), Brian Schmidt (Committee for Green Foothills), Ted Faraone (Greenbelt Property Owners), and Barbara Judd (Santa Clara Valley Water District).

City and Other Public Agency Staff Present:

Salifu Yakubu (PBCE), Darryl Boyd (PBCE), Susan Walsh (PBCE), Mansour Nasser (Municipal Water), Lindsey Wolf (ESD) and Mary Ellen Dick (ESD).

Consultants and Members of the Public:

Roger Shanks (Dahlin Group), Jodi Starbird (David J. Powers) and Judy Fenerty (David J. Powers), Mike Waller (Hexagon), Cynthia James, Bob Mansfield, and Sean Morley.

1. Welcome and Introductions:

The meeting convened at 3:05 p.m. with introductions around the room. Eileen reviewed the agenda, and briefly explained the highlights of the last Task Force meeting on August 16, 2004.

2. Highlights: 8/14 Community Workshop and 8/16 Task Force Meeting:

Eileen introduced Sal Yakubu and Susan Walsh, Principal Planner and Senior Planner respectively with the City's Department of Planning, Building and Code Enforcement, and Roger Shanks of the Dahlin Group, who presented a brief summary of the Community Workshop on August 14, 2004 using a PowerPoint. They explained the findings and conclusions of the technical analysis of the infrastructure elements of the three alternative design concepts and the findings of the market analysis. They indicated that the "spoke" transit alignment, the lake focal feature, the valley floor parkway configuration and the realignment of Fisher Creek were selected as the best infrastructure alignments from which the "composite framework" was developed. They explained how the Composite Framework (presented at the 8/14 workshop) was developed and indicated that it is still very conceptual.

3. Discussion and Input: Recommended Land Use Framework and Concepts:

Eileen asked for input from the Technical Advisory Committee (TAC) and the following comments were received:

- Comment that the City of Morgan Hill would like to meet with the transportation consultants to review the findings of the traffic analysis done over the summer. *Sal Yakubu explained that their analysis will be posted on the website. Mike Waller of Hexagon explained that the analysis was for the three configurations of the transit and parkway system, and that a broader transportation analysis (including a more regional analysis) would be done for the EIR in the fall.*
- Comment that the City of Morgan Hill is very concerned about the potential traffic impacts to Morgan Hill and question as to whether the TAC could see preferred alternative plan before the EIR is initiated. *Mike Waller explained that the traffic evaluation of the CVSP is similar to Morgan Hill's in that regional impacts are not done yet. Roger also stated that the City Council would only be endorsing the 4 armature elements, not the composite framework. Sal indicated that the TAC will see the preferred alternative plan anytime the Task Force decides on it, and prior to its referral to the City Council.*
- Question as to whether Gavilan College (and their need for a 100-acre campus) has been considered in the framework. *Roger stated that they have met with Gavilan College and the composite framework does not identify a 100-acre campus at this time. Gavilan College still needs to revise their master plan, which shows the campus south of the Coyote Valley Urban Reserve. Sal also indicated that Gavilan may have the need to use portables and there may also be some issues that need to be worked out with the Evergreen College District, which may claim coverage over the Coyote Valley Specific Plan area.*

- Question as to whether EPS's recommendation for 3 retail centers was accurate since it has been Morgan Hill's experience that there is a need for 1 center for 10,000 people. He also questioned how many secondary jobs are in the Plan? *Mike Waller said that the traffic analysis used an assumption of 17% secondary jobs.*
- Comment that Laurel Prevetti indicated at the 8/14 workshop that there would be about 1,000-1,500 additional secondary jobs and he questioned how that could be reconciled with the 17% assumption provided by Mike Waller. *Sal indicated that Laurel provided that number based on her best judgment and experience with previous specific plans. He stated that City staff would check with EPS, to determine the correct number of projected secondary jobs and get back to the TAC.*
- Question as to how the urban services will be provided for the fields/community garden/park shown on the Plan in the Greenbelt? *Roger indicated that the concepts are still very preliminary and urban services would not be extended into the park. He stated that the community garden could use well water, but that restrooms would need to be located across Palm Avenue in the Urban Reserve.*
- Question about EPS's recommendation that there is a market for the low density housing in the near term, with the mid and high-rise housing not projected until the long term. *Roger stated that the EPS findings are just a recommendation not a proposal. Sal indicated that while their analyses shows that there is a market for the lower density housing in the near term, the Council Vision requires jobs before housing.*
- Question as to whether the Task Force would receive the letter that he submitted at the last TAC meeting regarding the jobs/housing balance and their recommendation that there be more housing units provided (and when they would receive a response from City staff). *Sal indicated that they would receive the letter at their meeting on August 30th. Sal indicated that City staff would add this question to the Frequently Asked Questions (FAQS) on the website.*

Mike Waller of Hexagon noted that the 50,000 jobs and the 20,000 units have always been in the transportation model for the 2020 General Plan, but that the City Council may have added 5,000 units a few years ago. Darryl Boyd, Principal Planner for the City of San Jose Planning, Building and Code Enforcement Department, clarified that the transportation analysis for the General Plan has included the 50,000 jobs since the 2020 General Plan was adopted, however it has not included the 25,000 units because they are planned beyond the horizon of the General Plan.

- Question as to what the assumptions are that the City used to conclude that 25,000 housing units will be enough with the 50,000 jobs. *Sal indicated that City staff will research that question and will get back to the TAC with the information. In addition, he indicated that staff would add that question to the FAQS on the website and it will be posted soon.*

- Question as to whether the 80/20 split assumption is still used in the traffic analysis. *Mike Waller indicated that the 80/20 is still valid and is being used in their traffic analysis. He stated that 79% of the trips are expected to come from the north and about 20% from the south. He also indicated that the transportation analysis assumes 28% of the AM peak hour trips will be internalized.*
- Question as to whether there will be a meeting regarding arterial design especially the design of Santa Teresa Blvd. as Laurel Prevetti indicated, before August 30th. (She indicated that the Santa Clara County, County Roads and Morgan Hill would also be invited). *Sal indicated that he will need to get back to the TAC on this after he checks on the date, but that it may not happen before August 30th.*
- Comment that even after the Specific Plan is approved the City Council may change it later. *Sal indicated that if there were proposals to change the Specific Plan and the General Plan there would be hearings at the Planning Commission and the City Council.*
- Question as to whether the consultants have met with the hospitals in the area. *Roger Shanks of the Dahlin Group indicated that they have been talking to O'Connor Hospital who indicated that there is not a need for a new hospital. However, a need was expressed for additional medical clinics, which will be provided for, in the specific plan.*
- Recommendation that there be medical offices rather than clinics provided for in the plan.
- Comment that this is the first that they had heard about the east/west commons and questioned whether there would be a wildlife corridor in the commons. *Roger indicated that there would be another east/west wildlife corridor planned to the north or in the Greenbelt, but that this commons was more for pedestrians.*

Eileen thanked everyone for their comments and she explained that the Task Force had received a binder of materials which provide background on the technical analyses of the three alternative armature concepts which they will be discussing at their Task Force meeting on August 30, 2004, and the binder will be available on the website soon. Staff indicated that the TAC will be notified when the binder is available on the website. Eileen explained that the Task Force would provide comments and direction to staff regarding the composite framework at their meeting on August 30th. Eileen explained that the next TAC meeting, which is scheduled for September 21, 2004, may be changed and the TAC will be notified by e-mail as to the next meeting date.

4. Open Forum/ Other Issues:

The TAC questioned whether it would be in the taxpayer's interest to have the new Coyote Valley community be a separate City. Sal indicated that when it is built it would be part of the City of San Jose.

The TAC questioned what the City Council will actually be approving when it is referred to them, and when will they be approving the land use plan. Sal indicated that the Council would be affirming the four infrastructure elements of the alternative design concepts for Coyote Valley and providing additional comments to staff. He indicated that the Council would be considering a more specific land use plan at a later meeting in the fall, after which the Environmental Impact Report will be initiated. Sal indicated that between September 2004 and December 2005 the staff may go to the City Council for direction a number of times before they actually approve the final specific plan in December 2005. Eileen indicated that TAC members could also call Laurel for additional input regarding City Council direction and timing.

5. Adjourn:

The meeting was adjourned at 4:50 p.m. and Eileen encouraged all of the TAC members to attend the Task Force meeting on Monday, August 30, 2004, at the Martin Luther King Library.